



TOWN OF OXFORD
PLANNING & ZONING COMMISSION
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

Planning & Zoning Commission
Regular Meeting Minutes
Tuesday, June 21, 2022
7:30 PM – Main Meeting Room
S.B. Church Memorial Town Hall

I. CALL TO ORDER

Chairman Cocchiarella called the meeting to order at 7:35 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Robert Carr, Dan Wall, Pete Zbras, John Kerwin, Pat Cocchiarella, and Brett Olbrys.

Also, Present: Steve Macary, ZEO and Jessica Pennell, Coordinator.

IV. SEATING OF ALTERNATES

No alternates seated.

V. PUBLIC HEARINGS

- A. Recessed Public Hearings - NONE
- B. New Public Hearings - NONE
- C. Future Public Hearings - NONE

VI. REGULAR MEETING BUSINESS

- A. Amendments to the Agenda
- B. Audience of Citizens

Alexis Kang, 578 Roosevelt Drive, spoke briefly to the Commission regarding having a proposal for property located at 360 Oxford Road.

Chairman Cocchiarella explained that if they want to propose a concept to the Commission that may present their concept to the Commission during a pre-application presentation during an upcoming regular meeting.

The couple stated that they would like to have the pre-application meeting at a future meeting.

Sara Locke, 97 Bower's Hill Road, introduced herself, and stated that she is a representative of "All in for Oxford".

C. Correspondence:

Commission Secretary Olbrys noted the following correspondence, which relates to Cannabis.

a. Legislation Update - P.A. 22-103

D. Old Business - Matters on which a Public Hearing was held

E. Old Business - Other - None

F. New Business – Schedule a Public Hearing

The Commission will schedule Public Hearings on the following applications:

1. **Z-22-094 [VCMUD] 400 & 500 Boulder Pass and 300 Oxford Road** – Owner & Applicant: Oxford Towne Center, LLC, The Residences at Quarry Walk, LLC & The Residences at Quarry Walk II, LLC (*Amendment to the VCMUD Concept Plan – The Residences at Quarry Walk*)

****Tentative Public Hearing Date: Tuesday, July 19, 2022 at 7:30 PM***

MOTION BY Commissioner Kerwin to set the Public Hearing for Z-22-094 for Tuesday, July 19, 2022 at 7:30 PM.

Second by Commissioner Zbras.

All (5) Ayes.

Motion passed unanimously.

2. **Z-22-096 – Proposed Zoning Regulation Text Amendment** – Applicant: Sit Stay Play Train, LLC c/o Attorney Benjamin Proto, 2885 Main Street, Stratford, CT 06614 (*Proposed Amendments to the Zoning Regulations – Amend Article 9, Section 9.3 – Amend Article 2 – and Amend Article 10*)

****Tentative Public Hearing Date: Tuesday, August 2, 2022 at 7:30 PM***

Chairman Cocchiarella was informed by the EDC Coordinator that this application has been withdrawn. He noted that since the Planning & Zoning Department has not received a formal withdrawal letter from the applicant, he suggests that they do not set the hearing date at this time.

MOTION BY Commission Secretary Olbrys to table this item to the next meeting.

Second by Commissioner Wall.

All (5) Ayes.

Motion passed unanimously.

G. New Business – Other

1. **Z-22-095 [VCMUD] 400 & 500 Boulder Pass** – Owner & Applicant: Residences at Quarry Walk, LLC & The Residences at Quarry Walk II, LLC (*Amendment to Phase 3A /VCMUD Site Plan Approval*)

Attorney Dominick Thomas, representative for the applicant, stated that this application is directly ties

to application Z-22-094, and he requested that the Commission allow the presentation of this application and Z-22-094 be done simultaneously.

The Commission granted his request.

MOTION BY Commission Secretary Olbrys to table Z-22-096 to the 7/19/22 meeting.

Second by Commissioner Wall.

All (5) Ayes.

Motion passed unanimously.

H. Zoning Enforcement - None

I. Minutes:

a. 6/7/2022 Regular Meeting Minutes

MOTION BY Commission Secretary Olbrys to approve the 6/7/2022 regular meeting minutes as presented.

Second by Commissioner Zbras.

All (5) Ayes.

Motion passed unanimously.

J. Invoices - None

K. Other Business - None

a. Farm Events Subcommittee (Organizational Meeting held at 7:00 PM on 6/21)

There was a brief update by the Farm Events Subcommittee. Their first meeting was this evening; Commissioner Zbras is the Chairman, they will be meeting once a month, on regular meeting nights, at 7:00 PM.

b. Any other business the Commission deems necessary for discussion.

Chairman Cocchiarella updated the Commission on the requirement for the Town regarding the Affordable Housing Plan and explained that a committee has been appointed to work on the plan and submit it to the state per Public Act 17-170.

The Commissioners briefly discussed the many signs around town lately, and possible ways to get them under control. Alternate Carr offered some insight on the subject as a business owner in Southbury.

L. Adjournment

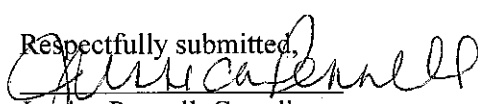
MOTION BY Commissioner Wall to adjourn the meeting at 7:59 PM.


Second by Commission Secretary Olbrys.

All (5) Ayes.

Motion passed unanimously.

Respectfully submitted,


Jessica Pennell, Coordinator
Planning & Zoning Commission

22 JUN 23 PM 4:15
TOWN OF OXFORD, CT

TOWN CLERK